

SUMMARY AND RECOMMENDATION

3. HERITAGE DESIGNATION/HERITAGE REVITALIZATION AGREEMENT (HRA):
6306 Prince Albert Street (S.B. Bennett House)

Summary: To designate the existing building, currently listed on the Vancouver Heritage Register in the 'A' evaluation category, as a protected heritage property, and to approve a Heritage Revitalization Agreement (HRA) for the site. The application proposes variances to the *Subdivision By-law* and to the *Zoning and Development By-law*, as set forth in Development Permit Application Numbers DE417529 and DE417530, to permit the creation of two new parcels for the site, one which is to contain the heritage building and a new Infill One-Family Dwelling; and one which is to contain a new One-Family Dwelling with Secondary Suite at the front of the property and a One-Family Dwelling at the rear of the property.

Applicant: John Iacobazzi

Recommended Approval: By the General Manager of Planning and Development Services:

- A. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 593 of the *Vancouver Charter*, a by-law to designate the S.B. Bennett House (the "heritage building"), which is listed in the 'A' evaluation category on the Vancouver Heritage Register, at 6306 Prince Albert Street [PID: 014-256-461; Lot 1, Block 3, District Lot 662, Plan 1900; and PID: 014-256-509; Lot 2, Block 3, District Lot 662, Plan 1900](the "site") as a protected heritage property.
- B. THAT Council instruct the Director of Legal Services to bring forward for enactment, pursuant to Section 592 of the *Vancouver Charter*, a by-law authorizing the City to enter into a Heritage Revitalization Agreement in respect of the site to:
 - i. secure the rehabilitation and long-term preservation of the heritage building; and
 - ii. if required, vary the *Subdivision By-law* to allow for the creation of two new parcels for the site, one which will be irregularly shaped so that it contains the whole of the heritage building, together with a new Infill One-Family Dwelling (the "South Parcel"), and one which is to contain a new One-Family Dwelling with Secondary Suite at the front of the property, and an Infill One-Family Dwelling at the rear of the property (the "North Parcel"), and
 - iii. to vary the *Zoning and Development By-law* in respect of the site to permit the rehabilitation of the heritage building and the construction of the new buildings, as proposed under Development Permit Application Nos. DE417529 and DE417530 (the "DP Applications") and as more particularly described in the Policy Report dated June 11, 2014, entitled "6306 Prince Albert Street - S.B. Bennett House - Heritage Revitalization Agreement and Heritage Designation".
- C. THAT the Heritage Revitalization Agreement shall be prepared, completed and registered, and given priority on title to the site, to the satisfaction of the Director of Legal Services and the Director of Planning.

- D. THAT, in connection with the proposed heritage designation and Heritage Revitalization Agreement discussed herein, as an alternative to subdivision of the site under the *Land Title Act* in accordance with the *Subdivision By-law*, varied as noted in Recommendation B (ii), Council supports the bare land subdivision of the site under the *Strata Property Act* to allow for the creation of at most two bare land strata lots, and waives for the site the requirement that covenants be registered against titles to the site restricting strata titling in this respect, as provided for in the *Strata Title Policies for RS, RT and RM Zones*, subject to the conditions contained within the proposed Heritage Revitalization Agreement.
- E. THAT Recommendations A to D be adopted on the following conditions:
- i. THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs in relation thereto is at the risk of the person making the expenditure or incurring the cost; and
 - ii. THAT the City and all its officials shall not in any way be limited or restricted in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

[HD/HRA - 6306 Prince Albert Street (S.B. Bennett House)]